

When recorded return to:
Michael Fiedler and Lynn Fiedler
12214 Maple Crest Drive
Burlington, WA 98233



201012170140
Skagit County Auditor

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Recorded at the request of:

File Number: 101059

Statutory Warranty Deed

101059-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Denton W. Woiwod and Lisa Y. Woiwod, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Fiedler and Lynn Fiedler, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 28, "COUNTRY CLUB MEADOWS DIV. NO. 3"

Tax Parcel Number(s): P102712, 4593-000-028-0007

Lot 28, "COUNTRY CLUB MEADOWS DIV. NO. 3", as per plat recorded in Volume 15 of Plats, Pages 60 and 61, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12-16-10

Denton W. Woiwod

Lisa Y. Woiwod

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3821

DEC 17 2010

Amount Paid \$ 6059.00
Skagit Co. Treasurer
M. M. Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Denton W. Woiwod and Lisa Y. Woiwod, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-16-10



Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at M. M.
My appointment expires: 1/07/2011

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 101059
5 of 5

SCHEDULE "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 1, 1992
Recorded: June 21, 1992
Auditor's No.: 9209210151
Executed By: Piazza Construction, Inc.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Country Club Meadows Division 3
Recorded: September 21, 1992
Auditor's No: 9209210150

Said matters include but are not limited to the following:

1. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper property road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be under taken by or for the owner of any lot shall be done by and at the expense of such owner.
2. Typical building setback lines, as delineated on the face of the plat.
3. An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power & Light Company, G.T.E., Cascade Natural Gas and T.C.I. Cablevision and their respective successors and assigns under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
4. Easement to Public Utility District No. 1 affecting the East 20 feet of Lot 22.



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